WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF **March, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B

Davidson County DEEDWARR
Recvd: 03/07/07 14:59 2 pgs
Fees:13.00 Taxes:508.75

20070307-0028318

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 22, 2010

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi I. Van Alsdorf	Regions Bank, d/b/a Regions Mortgage	**142-1A-79.00 CO**
(NAME) **8207 Sawyer Brown Road, L-7**	(NAME) Dept. 2520 P.O. Box 2153	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Birmingham, AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wallace H. Spradling, Jr.,** Unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi I Van Alsdorf,** Unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT L7 TOGETHER WITH CARPORT DESIGNATED AS NO. L-7-C, ON THE PLAN OF SECTION ONE, RIVER PLANTATION, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF SECTION ONE, RIVER PLANTATION, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 4460, PAGE 59, SAID REGISTER'S OFFICE, AND DESCRIBED IN MASTER DEED * RECORDED IN BOOK 4562, PAGE 474, BOOK 4661, PAGE 334, BOOK 4784, PAGE 464, AND BOOK 4856, PAGE 756, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. *amended in Instrument Number 20051020-012654

BEING THE SAME PROPERTY CONVEYED TO WALLACE H. SPRADLING, JR. BY WARRANTY DEED FROM JAMES C. MULLINS AND TINA B. MULLINS, HUSBAND AND WIFE, RECORDED ON THE 4TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040604-0066019, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8207 Sawyer Brown Road, L-7, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **March, 2007**.

Wallace H. Spradling, Jr.

STATE OF Tennessee

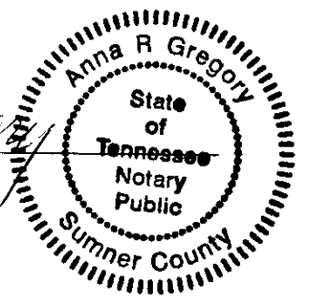
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Wallace H. Spradling, Jr.**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3/05/2007.

Anna R Gregory

NOTARY



MY COMMISSION EXPIRES: 4/27/09